

Thursday, February 25, 2016

Resubmittal Package

Chandler Homes Cottage Project

Hi Sean,

Our Team finally pulled everything together for the Chandler HOMes 10-unit project. We should have everything identified in your original email below (in red) based on our short meeting last fall.

Some highlights to mention

- The SEPA checklist is a substantially more complete document in terms of responses and attachments due to some great work by Bill Granger, a seasoned veteran at this.
- I did a full TIR drainage report for that Public Works would need
- TIR includes bunch of calcs related to culvert hydrology
- I did a downstream analysis report that PW needs
- My preliminary engineering plan now shows a Level 2 detention vault. The earlier work done by DR Strong assumed an exception was feasible but our calculations can't support that. We attempted a 0.1 cfs exception without success.
- All Drawings are more detailed
- Please see density calc on survey sheet. Let me know if suffices. It shows 13 units feasible
- The new open bottom Culvert component has a lot more detail now with a more detailed section showing on C3.1. This level of detail needed for JARPA submittal in near future too.
- My C3.0 plans now show some the channel at west end of property that replaced removed culvert.
- Bill Granger's stream buffer/wetland report addresses the culvert replacement code (KZC 90.115.2)

Thanks,

Duffy

Hi Duffy,

Here's a recap of what we discussed this morning.

SURVEY

- *Provide a second page that removes the trees, with only sensitive areas and buffers plus data for max dev potential*
- *Remove or clean up the reference to 'Wetland A' on the survey; area was only delineated per Watershed as a stream*

PLANS

- *One plan set that includes:*

- Survey pages
- Site plan (include affordable housing – lets touch base further when you get to this point, so we make sure all items are covered that need to be)
- Environmental plans
- Parking (Sean to cook up the ordinance and send it to you)

ENVIRONMENTAL

- Report did not seem to address the criteria for the buffer mod (KZC 95.100) and new culvert for crossing (KZC 90.115.2)

Please submit above info on disc and if at all possible, please include on disc:

- Arb report
- TIR
- Geotech
- SEPA